

CASE NUMBER: PZ 25-008

APPLICANT: Traton Homes; Represented by Kevin Moore.

VARIANCE REQUEST: To allow development in the Special flood hazard area, future conditions flood hazard area, adjacent flood hazard area. Flood Protection Variance.
Variance Request to UDC Section 10-11

LOCATION: 5525, 5535 and 5500 Elliott Road, within land lots within land lots 659 660 673 674, 2nd section, Cobb County Georgia.

Staff Recommendation: APPROVE WITH CONDITIONS

BACKGROUND: Locally owned Traton Homes has been building homes in metro-Atlanta for over 50 Years. They recently completed Tapp Farms in Powder Springs, and West Oak Trace.

Several creeks traverse the Property, a pond is located on the Property, and a portion of the Property is located within a flood zone, all of which decrease the developable area of the Property. The proposed zoning category and site layout sought by the applicant takes these features into consideration to allow for a quality community which preserves the uniqueness of the property.

The pond will be developed into a usable amenity, along with nature trails.

On October 21, 2024 and December 2, 2024, the City Council approved the annexation and rezoning of the project. Although the site plan is still substantially similar to that approved at rezoning, detailed engineering has revealed grading and land disturbance within the floodplain and/or future conditions floodplain areas. As such it was determined that a request for variance for Section 10-12 and 10-13 (to allow development within or adjacent to flood hazard area) would be necessary.

SURROUNDING AREA:

Figure 1. Surrounding Area - Zoning Districts.

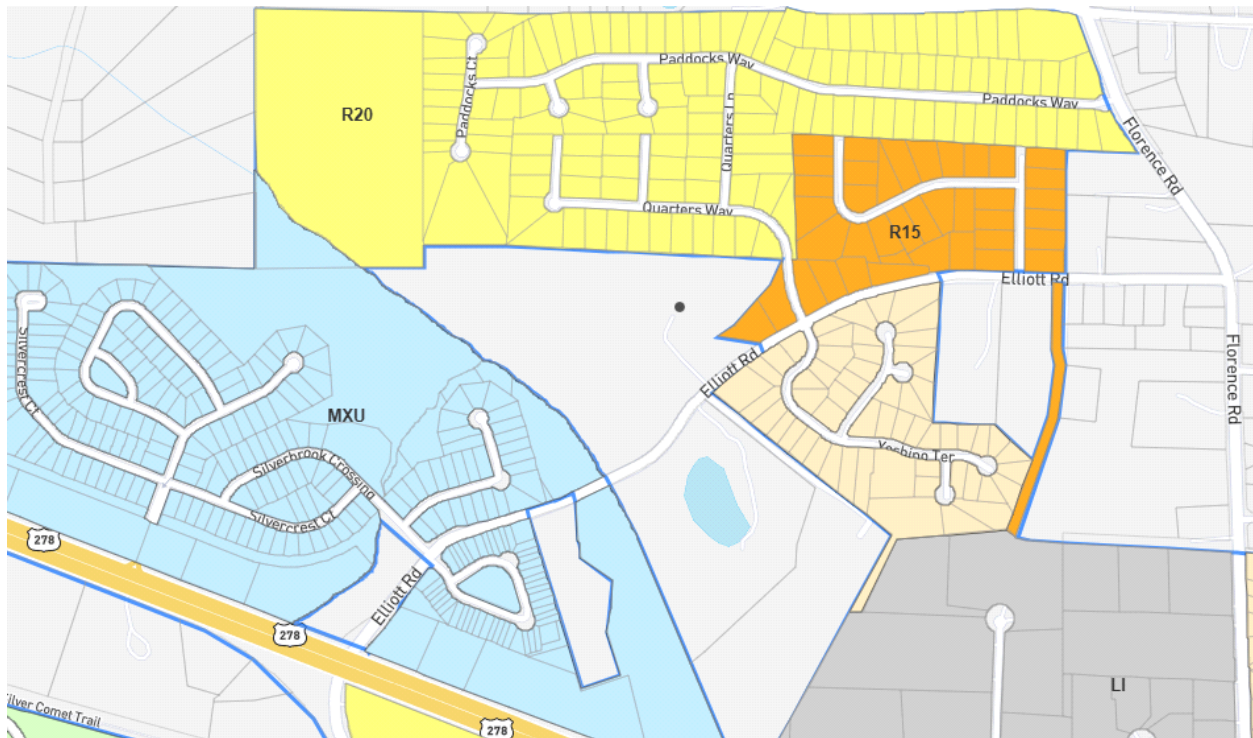


Figure 2. Vicinity Map. Yellow denotes the city limits of Powder Springs. Crosshatch denotes floodplain.



Figure 3. Floodplain proposed development.

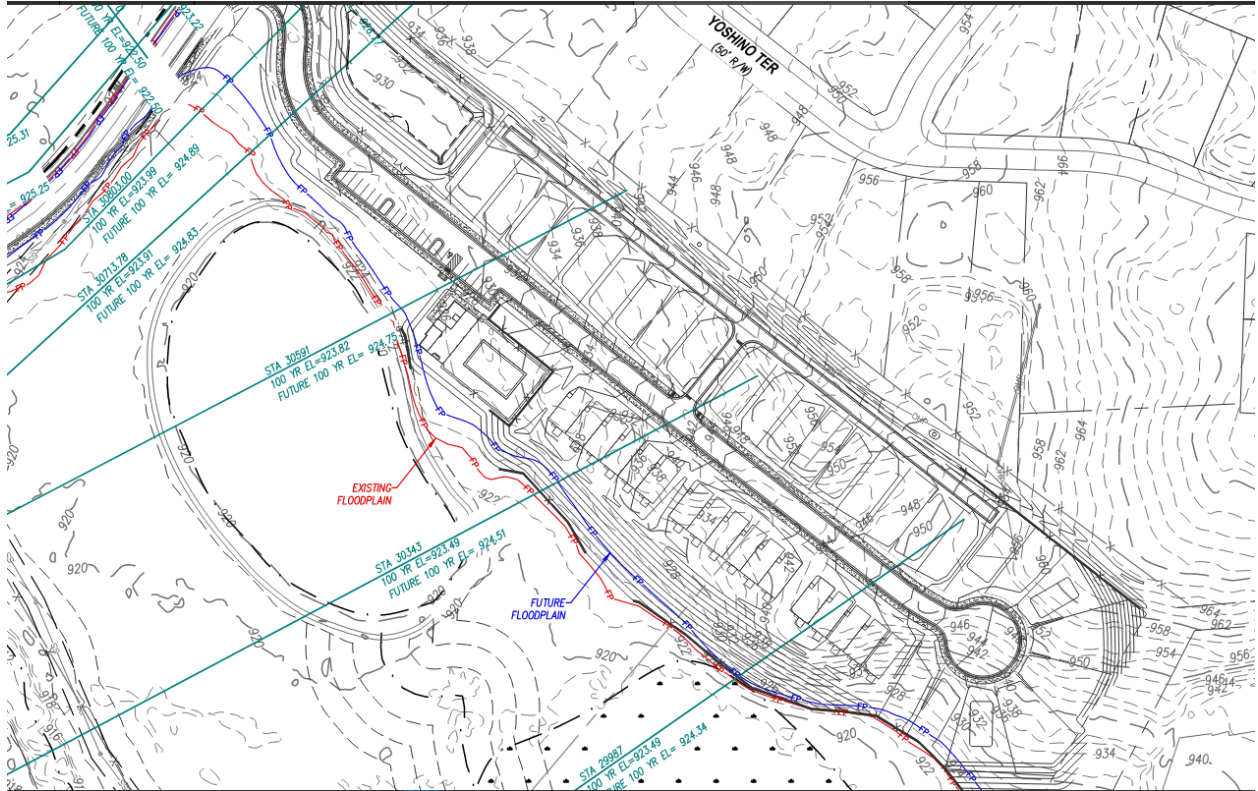
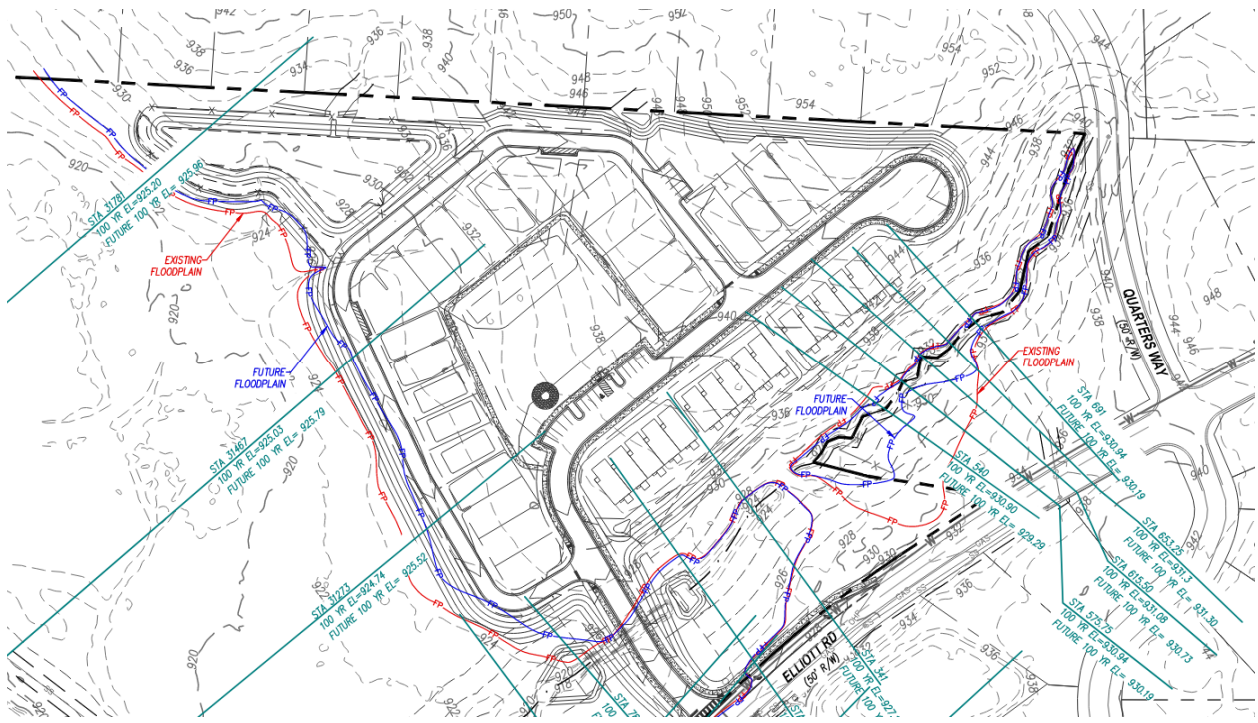
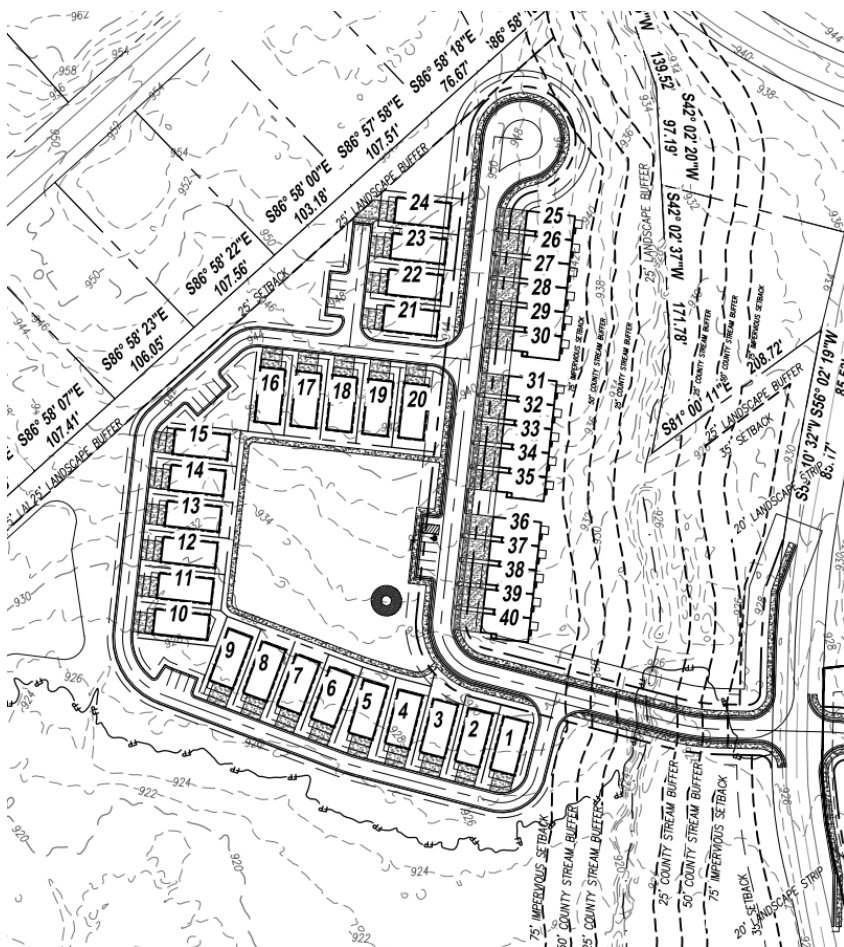
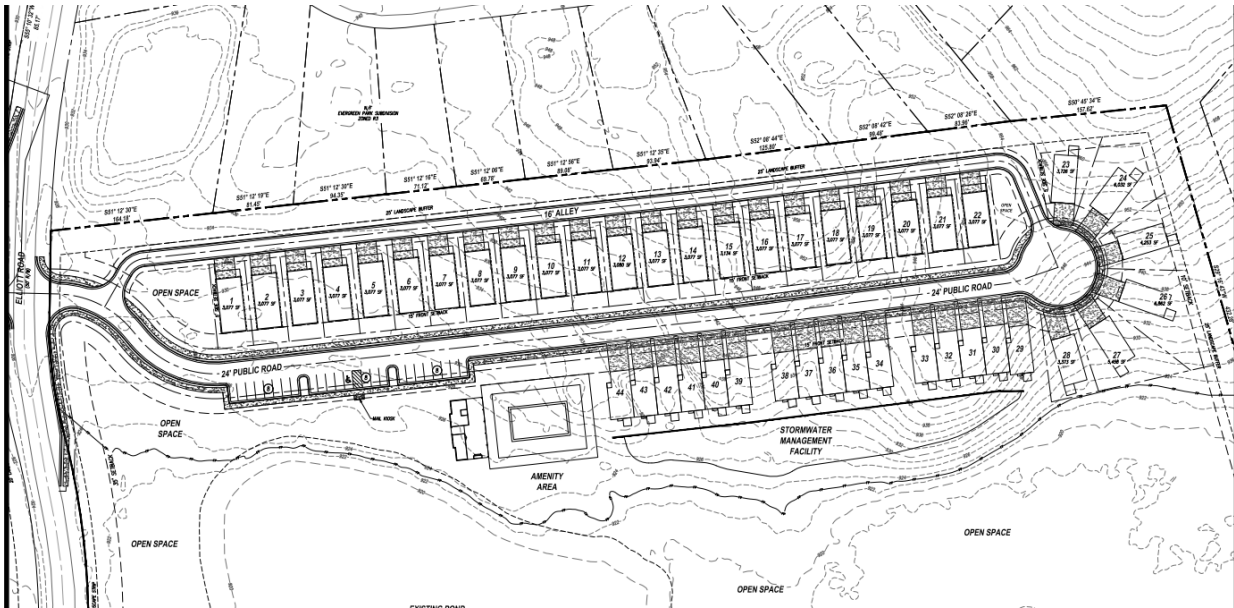


Figure 4. Approved site plan from zoning.



ANALYSIS:

The application was reviewed against the following criteria:

1. Good and sufficient cause for the relief sought exists.

The applicant is proposing a development where all residential units and paving will be located outside of the regulatory areas, however some site work is required to develop the site as shown in the approved site plan.

2. Failure to grant the variance would result in exceptional hardship.

Failure to grant the variance may result in a reduction of units. Staff notes that number of units approved at zoning is not a guarantee for construction.

3. The variance is the least deviation from the standards of this article necessary to accomplish the objectives of the applicant and/or the minimum necessary to afford relief.

No structures will be located in the floodplain, only grading.

4. Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or creation of a nuisance.

The proposal has been reviewed by Dewberry Engineers, the city's floodplain consultant. The attached memo outlines their findings.

The No-Rise reports and supporting engineering study prepared in support of Elliott Green North and South proposed development have been reviewed and comments on the compliance with the City's Floodplain Management requirements were made dated 03/12/2025 and 05/06/2025. These comments have not been addressed. It is recommended that this floodplain variance is conditional upon the developer providing during the LDP permit stage, a certified No-Rise report and the supporting engineering study prepared in accordance with the following requirements:

- City's Article 10 Sec 10-15 - Engineering Study requirements are met
- City's Article 10 Sec 10-16 - General standards for encroachment are met

5. No variance shall be issued within any designated floodway that would cause any increase in flood levels during the base flood discharge.

The development does not disturb any area located in a floodway.

Cobb County Water System Comments

PZ 25-008 DEPARTMENT COMMENTS – Cobb County Water

06/23/25

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size and location of existing water main(s): 8" in ELLIOTT RD ROW

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: on site

Estimated waste generation (in G.P.D.): Average daily flow = 12,960

Peak flow = 32,400

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☒ 5-10 years ☐ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner

Cobb County Fire Comments

APPLICANT: Traton, LLC

PETITION NO.: PZ25 – 008

FIRE COMMENTS:

Must comply with applicable Ordinances, Codes and Standards.

FIRE DEPARTMENT ACCESS:

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor measured by an approved route around the exterior of the building or facility (120-3-3 State Modifications to IFC 503.1.1 2018 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet exclusive of shoulders, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC 503.2.5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turnarounds in commercial developments.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. (IFC Appendix D - D103.1)

FIRE HYDRANTS:

A fire hydrant location is to be within 500 feet of each structure.

Guest Parking:

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

1. Guest parking should be provided at .35 spaces per dwelling unit.
2. Guest parking spaces must be evenly distributed throughout the project.

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

NO COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

The above is not an all-inclusive list, all applicable fire and life safety provisions must be met.

Jeff Byrd

(770) 528-8814

Jeffrey.Byrd@cobbcounty.org

STAFF RECOMMENDATION: Approval with the following condition:

1. During the LDP permit review, the developer provide a certified No-Rise report and the supporting engineering study prepared in accordance with the following requirements:
 - Article 10 Sec 10-15 - Engineering Study requirements are met
 - Article 10 Sec 10-16 - General standards for encroachment are met
2. During the LDP permit review, the developer provide a certified engineering study and report that any proposed increases in the peak flow discharges along Powder Springs Creek are not going to increase the Base Flood Elevations, Floodway Elevations or 100-yr Future Conditions Flood Elevations along the stream.
3. After the completion of the development, As-Built Floodplain Study report be submitted to document that the development is completed as proposed, and the City's Floodplain Managements requirements have been met.